

ZONING CHANGE REVIEW SHEET

CASE: C14-2015-0122 – Phase 5B Riverplace Center Rezoning

Z.A.P. DATE: December 1, 2015

ADDRESS: 10819 FM 2222

DISTRICT AREA: 6

OWNER/APPLICANT: C. Lee Family Corporation (Simon Lee)

AGENT: Land Answers (Jim Wittliff)

ZONING FROM: GR-CO **TO:** GR-CO, to change a condition of zoning.

AREA: 3.761 acres (163,829 sq. ft.)

SUMMARY STAFF RECOMMENDATION:

Staff recommends general office-conditional overlay (GO-CO) combining district zoning. The conditional overlay will:

1. Limit this tract to 2,100 trips, considered cumulatively with the remaining tract of zoning case C14-2013-0109.
2. Prohibit drive-in service use as an accessory use to commercial uses on the property.
3. Prohibit the following uses: custom manufacturing, automotive rentals, automotive sales, bail bond services, drop-off recycling collection facility, off-site accessory parking, pedicab storage and dispatch, alternative financial services, automotive repair services, automotive washing (of any type) commercial off-street parking, exterminating services, funeral services, guidance services, pawn shop services, service station.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

November 17, 2015; *Postponed to December 1, 2015 as requested by Staff, per passage of the consent agenda [A. Denkler / B. Evans-2nd] (10-0).*

December 1, 2015;

DEPARTMENT COMMENTS:

The subject tract is 3.761 acres of undeveloped land located on the south side of FM 2222 and just west of River Place Boulevard. Surrounding uses include a Montessori school to the south, an auto repair shop to the west, undeveloped land to the north, and restaurant and medical offices to the east. The property has shared easement access to FM 2222 by an interior street of the larger development at the southwest corner of River Place Boulevard and FM 2222.

The applicant is requesting to change the conditions of zoning in order to allow food sales and general retail services (convenience) uses.

The area for rezoning received permanent zoning in 1985. Since that time, the subject area has been through various re-zonings as a portion of larger tracts of land which is further explained in this report in *RELATED CASES*. The entire rezoning area is within the Hill Country Roadway Overlay and the northern portion of the rezoning area is also within the Scenic Roadways Overlay. Additionally, this location is within environmentally sensitive watersheds (see Environmental Review Comments). Staff finds that food sales and general retail services (convenience) uses are compatible and consistent with the surrounding office and commercial land uses. A development with these uses would be appropriate as long as the development can meet the requirements set forth in the Land Development Code and abide by the existing limit of 2100 trips per day, considered cumulatively with the Montessori School to the south. Therefore, Staff supports the request to allow food sales and general retail services (convenience) uses.

ISSUES: The River Place HOA has concerns that the proposed uses may generate more trips than what is allotted per the 2100 tips limitation. Additionally, the Neighborhood would like development to include uses that will serve the neighborhood and but not a convenient store such as a 7-11. The Applicant and the Neighborhood are currently working towards a private agreement on this matter.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>		Undeveloped
<i>North</i>	LO	Undeveloped
<i>South</i>	GR-CO	Private Primary Educational Facility (School in the Hills Montessori)
<i>East</i>	LO & GR	Restaurant (Black Walnut Café) & Medical Offices
<i>West</i>	SF-2	Automotive Repair (Paul’s Motor Werks)

NEIGHBORHOOD PLANNING AREA: N/A

TIA: An updated to the existing TIA may be required at the time of site plan.

WATERSHED: Bull and Panther Hollow

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: Yes

NEIGHBORHOOD ORGANIZATIONS:

<i>Community Registry Name</i>	<i>ID #</i>
SEL Texas	1363
Austin Heritage Tree Foundation	1340
Friends of Austin Neighborhoods	1530
Steiner Ranch Community Association	762
River Place HOA	1463
Sierra Club, Austin Regional Group	1228

Bike Austin	1528
Lake Austin Collective	1169
Long Canyon Phase II & III Homeowners Assn. Inc.	416
Long Canyon Homeowners Assn.	269
2222 Coalition of Neighborhood Associations Inc	425
Glenlake Neighborhood Association	161
Bull Creek Foundation	475

SCHOOLS: Steiner Ranch Elementary, Canyon Ridge Middle, Vandegrift High

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2012-0142	LO & GR to GR		GR
C14-2012-0094	RR to GR		GR-CO; trips limited to 2K /day, uses prohibited -
C14-2009-0069	I-SF-2 to GR		GR-CO - 1 st only. Case expired CO was to limit trips to 2K/day
C14-03-0043	I-RR to GR		I-RR to GR-CO; limited trips to 2,000/day.
C14-97-0083	DR to LR		LR-CO; Service station prohibited
C14-94-0167	Tract 1: SF-5 & MF-2 to R&D-PDA Tract 2: MF-2 to GR-CO Tract 3: SF-5 & MF-2 to GO-CO Tract 4: SF-5 to R&D-PDA Tract 5: SF-2 to R&D-PDA		Tract 1: R&D-PDA Tract 2: GR-CO Tract 3: GO-CO Tract 4: R&D-PDA Tract 5: R&D-PDA

RELATED CASES:

On December 9, 1985, the subject property was part of a larger tract that was rezoned from I-SF to GR and LO under Ordinance No. 851219-DD (Exhibit C) which attached a zoning site plan to the property. On July 20, 1988, Ordinance No. 851219-DD was amended by Ordinance No. 880728-E (Exhibit D). The zoning site plan was removed in 2008 by an approved zoning change executed by Ordinance No. 20080320-065 (Exhibit E). In December 2013, the subject tract was rezoned from GR and LO to GR-CO, as a portion of a larger tract known as Lot 7A, Resubdivision of Lot 1, Block "A", River Place at 2222 Subdivision by Ordinance No. 20131212-111 (Exhibit F). The conditional overlay established a 2,100 limit of vehicular trips per day, to be considered cumulatively with the remaining portion of Lot 7A. Additionally, the CO prohibited Drive-in service as an accessory use to commercial uses on the property. Other uses prohibited include custom manufacturing, automotive rentals, automotive sales, bail bond services, drop-off recycling collection facility, food sales, general retail services (convenience), off-site accessory parking, pedicab storage and dispatch, alternative

financial services, automotive repair services, automotive washing (of any type) commercial off-street parking, exterminating services, funeral services, guidance services, pawn shop services, service station.

The subject rezoning area is included in a larger area that has an active site plan, SPC-2007-0561C. A TIA was submitted with the site plan in 2007. The site plan was granted an administrative extension to October, 2011. In October 2011, City Council approved a Managed Growth Agreement, thereby extending the site plan for an additional 5 years. The site plan is set to expire on October 3, 2016. The TIA is outdated and therefore any changes to the current site plan will likely require an update to the TIA (see transportation comments).

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
FM 2222 RD	130'	70'	Arterial	No	Yes; wide shoulder; Route # 419	No

CITY COUNCIL DATE:

December 10, 2015:

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Victoria Haase

PHONE: 512-974-7691

EMAIL: tori.haase@austintexas.gov

STAFF RECOMMENDATION

Staff recommends general office-conditional overlay (GO-CO) combining district zoning. The conditional overlay will:

1. Limit this tract to 2,100 trips, considered cumulatively with the remaining tract of zoning case C14-2013-0109.
2. Prohibit drive-in service use as an accessory use to commercial uses on the property.
3. Prohibit the following uses: custom manufacturing, automotive rentals, automotive sales, bail bond services, drop-off recycling collection facility, off-site accessory parking, pedicab storage and dispatch, alternative financial services, automotive repair services, automotive washing (of any type) commercial off-street parking, exterminating services, funeral services, guidance services, pawn shop services, service station.

BASIS FOR RECOMMENDATION

1. *Zoning changes should promote compatibility with adjacent and nearby uses.*
2. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

The proposed changes to the conditions of zoning to add Food Sales and General Retail Services (convenience) uses are compatible with the existing commercial and office uses in the immediate area. Additionally, the subject rezoning area is located on an arterial road (FM 2222) and very near the intersection with a major collector (River Place Boulevard). Such sites are appropriate for uses permitted by the GR zoning district.

EXISTING CONDITIONS

Site Characteristics

The subject property is undeveloped land that is partially wooded with a number of well-established trees among larger, clear or open spaces. There does not appear to be any topographic constraints on the property.

Impervious Cover

The subject property is located in the Water Supply Rural and Water Supply Suburban Watersheds. Impervious cover limits will be established by the respective water sheds. For additional information, see Environmental Review Comment #2 and #3.

Note: The most restrictive impervious cover limit applies.

Comprehensive Planning – Kathleen Fox, 512-974-7877

This zoning case is located on the south side of FM 2222 Road on a property that is approximately 3.8 acres in size, and which is not located within the boundaries of an area with an adopted neighborhood plan. Surrounding land uses includes a gas station, pottery shop, and septic system installer to the north; a large office complex to the south; vacant land, an office complex, and a

restaurant to the east; and vacant land and an auto repair shop to the west. The proposed use is commercial.

Imagine Austin

The Imagine Austin Growth Concept Map identifies this property as just outside the boundaries (less than 1,000 ft.) to one of the five ‘*Activity Centers for Redevelopment (located) in an Environmentally Sensitive Area*’ as identified on the Imagine Austin Growth Concept Map. This property is also situated within the boundaries of the Edwards Aquifer Recharge Zone. Page 106 of the Imagine Austin Comprehensive Plan states, “*Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context. One of the Land Use and Transportation policies, LUT P21 (p. 102), clarifies the intent, “Ensure that redevelopment in the Edwards Aquifer’s recharge and contributing zones maintains the quantity and quality of recharge of the aquifer.”*”

Based on the scale of the site relative to other similar commercial and office developments in the area, which furthers the consistency among uses within the block, this case falls below the scope of Imagine Austin, and consequently the plan is neutral on the proposed rezoning. However, due to the site’s location over an environmentally sensitive area, there will be at the site planning stage an environmental review to determine if any critical environmental features are located on the site. If any are located, mitigation and setbacks necessitated by the land development code will be required. Furthermore, although the site is not within a center, it is proximate to one, and this current review practice is in keeping with the discussion in Imagine Austin in environmentally sensitive areas.

Environmental – Mike McDougal, 512-974-6380

1. This site is located over the Edwards Aquifer Recharge Zone. This site is located partially within the Panther Hollow Watershed and partially within the Bull Creek Watershed, which are classified by the Chapter 25-8 of the City’s Land Development Code as Water Supply Rural and Water Supply Suburban Watersheds, respectively. The property is located in the Drinking Water Protection Zone.
2. Within the Water Supply Rural Watershed, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>	<i>Allowable Density</i>
One or Two Family Residential	n/a	n/a	1 unit/2 acres net site area
Multifamily Residential	20%	25%	n/a
Commercial	20%	25%	n/a

Single family or duplex development within a Water Quality Transition Zone may not exceed a density of one unit per three acres, exclusive of land within a 100-year floodplain.

- 3. Within the Water Supply Suburban Watershed, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

Development within a Water Quality Transition Zone is limited to 18%.

- 4. According to floodplain maps there is no floodplain within or adjacent to the project location.
- 5. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
- 6. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development’s requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
- 7. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.
- 8. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

DSD Transportation – Amanda Couch, 512-974-2881

- TR1. Additional right-of-way maybe required at the time of subdivision and/or site plan.
- TR2. As a condition of zoning, a conditional overlay limiting this tract to 2,100 trips, considered cumulatively with the remaining tract of zoning case C14-2013-0109 will be required.
- TR3. A TIA revision may be required at the time of site plan.
- TR4. Nadia Barrera, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.
- TR5. According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a wide shoulder is recommended and existing for FM 2222.

Water and Wastewater – Neil Kepple, 512-972-0077

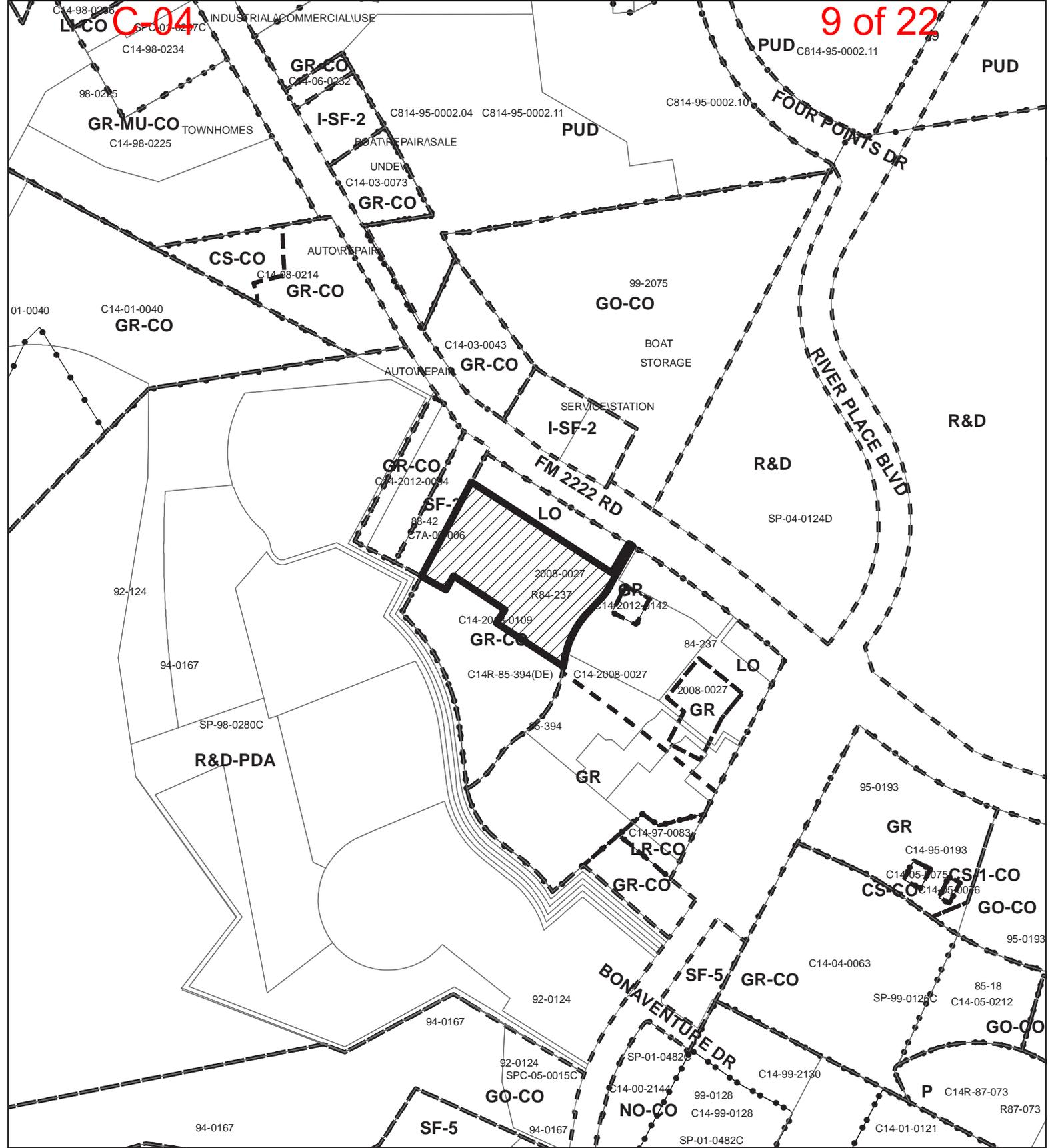
FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Storm Water Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Storm water Management Program if available.

Site Plan and Compatibility Standards – Michael Simmons-Smith, 512-974-1225

- SP 1. This property is located within the Hill Country Roadway Corridor, and for any site development permit plans submitted, Land Use Commission public hearing will be required for approval. For Hill Country Roadway site development regulations, refer to Land Development Code Sections 25-2-1104 to 25-2-1105 and 25-2-1021.
- SP 2. Development on this site will be subject to Subchapter E: Design Standards and Mixed Use.
- SP 3. Additional comments will be provided upon submittal of a site plan.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING EXHIBIT A
CASE#: C14-2015-0122



1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



FM 2222 RD

2222

RIVER PLACE BLVD

AERIAL MAP - EXHIBIT B

ZONING CASE#: C14-2015-0122
 ZONING CHANGE: GO TO GO, to change
 a condition of zoning
 LOCATION: 10819 FM 2222 Rd
 SUBJECT AREA: 3.761 ACRES



- Subject Property
- City of Austin Base Map

1' = 400'



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

EXHIBIT D - C14-2015-0122

ORDINANCE NO. 88 0728-E

AN ORDINANCE AMENDING ORDINANCE NO. 851219-DD, ENACTED BY THE CITY COUNCIL DECEMBER 19, 1985, BY CORRECTING THE USE DESIGNATION OF CERTAIN PROPERTY LOCATED AT 10909 F.M. 2222 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS (ZONING CASE NO. C14r-84-237); WAIVING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Ordinance No. 851219-DD, Zoning Case C14r-84-237, enacted by the City Council on December 19, 1985, is hereby corrected by deleting, in its entirety, the caption in said ordinance and substituting the following section to read as follows:

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2A OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS:

TRACT 1: 11.80 ACRES OF LAND, MORE OR LESS, SAVE AND EXCEPT THE FOLLOWING THREE TRACTS, IN THE WILLIAM BELL SURVEY NO. 802 AND THE BANYON PAYNE SURVEY NO. 288 FROM INTERIM "SF-2" SINGLE FAMILY RESIDENCE (STANDARD LOT) TO "LO" LIMITED OFFICE;

TRACT 2: 0.15 ACRES OF LAND, MORE OR LESS, IN THE WILLIAM BELL SURVEY NO. 802 AND THE BANYON PAYNE SURVEY NO. 288 FROM INTERIM "SF-2" SINGLE FAMILY RESIDENCE (STANDARD LOT) TO "GR" COMMUNITY COMMERCIAL;

TRACT 3: 0.64 ACRES OF LAND, MORE OR LESS, IN THE WILLIAM BELL SURVEY NO. 802 AND THE BANYON PAYNE SURVEY NO. 288 FROM INTERIM "SF-2" SINGLE FAMILY RESIDENCE (STANDARD LOT) TO "GR" COMMUNITY COMMERCIAL;

TRACT 4: 0.45 ACRES OF LAND, MORE OR LESS, IN THE WILLIAM BELL SURVEY NO. 802 AND THE BANYON PAYNE SURVEY NO. 288 FROM INTERIM "SF-2" SINGLE FAMILY RESIDENCE (STANDARD LOT) TO "GR" COMMUNITY COMMERCIAL;

LOCALLY KNOWN AS 10909 F.M. 2222; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND DECLARING AN EMERGENCY.

PART 2. Part 1 of Ordinance No. 851219-DD, Zoning Case C14r-84-237, enacted by the City Council on December 19, 1985, is corrected by deleting the following sections:

TRACT 1. From Interim "SF-2" Single Family Residence (Standard Lot) to "GR" Community Commercial.

TRACT 2. From Interim "SF-2" Single Family Residence (Standard Lot) to "LO" Limited Office.

TRACT 3. From Interim "SF-2" Single Family Residence (Standard Lot) to "LO" Limited Office.

TRACT 4. From Interim "SF-2" Single Family Residence (Standard Lot) to "LO" Limited Office.

and substituting the following sections to read as follows:

TRACT 1. From Interim "SF-2" Single Family Residence (Standard Lot) to "LO" Limited Office.

TRACT 2. From Interim "SF-2" Single Family Residence (Standard Lot) to "GR" Community Commercial.

TRACT 3. From Interim "SF-2" Single Family Residence (Standard Lot) to "GR" Community Commercial.

TRACT 4. From Interim "SF-2" Single Family Residence (Standard Lot) to "GR" Community Commercial.

PART 3. Ordinance No. 851219-DD, Zoning Case C14r-84-237, enacted by the City Council on December 19, 1985, is hereby corrected by deleting PART 4 in its entirety in said ordinance and substituting the following section to read as follows:

PART 4. This application for rezoning was filed prior to the effective date of Chapter 13-2A of the Austin City Code of 1981, at which time the property was zoned Interim "AA", First Height and Area District, and the applicant sought rezoning to "GR" General Retail, First Height and Area District. Notwithstanding the rezoning herein to "LO" Limited Office for Tract 1 and "GR" Community Commercial for Tracts 2-4, the property owner shall be permitted to obtain a building permit subject to the provisions of Chapter 13-2 and as permitted under a zoning classification thereunder of "O-1" First Height and Area District for Tract 1 and "GR" General Retail for Tract 2-4 in accordance with the provisions of Section 1051 of Chapter 13-2A of the Austin City Code of 1981.

PART 4. It is ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1981 and made a part thereof shall be changed so as to record the amendment enacted in this ordinance.

PART 5. The requirement imposed by Section 2-2-3 of the Austin City Code of 1981 that this ordinance be read on three separate

days shall be waived by the affirmative vote of five members of the City Council to pass this ordinance through more than one reading on a single vote.

PART 6. This ordinance shall be effective ten days following the date of its final passage.

PASSED AND APPROVED

§
§
§
§

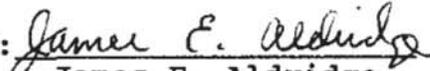
July 28 _____, 1988



Lee Cooke
Mayor

APPROVED: 

Jonathan Davis
Acting City Attorney

ATTEST: 

James E. Aldridge
City Clerk

84-237. corrective ord.
AFM/jj

EXHIBIT E - C14-2015-0122**ORDINANCE NO. 20080320-065**

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10815 FM 2222 ROAD FROM LIMITED OFFICE (LO) DISTRICT AND COMMUNITY COMMERCIAL (GR) DISTRICT TO COMMUNITY COMMERCIAL (GR) DISTRICT FOR TRACT ONE AND LIMITED OFFICE (LO) DISTRICT AND COMMUNITY COMMERCIAL (GR) DISTRICT FOR TRACT TWO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts on the property described in Zoning Case No. C14-2008-0027, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From limited office (LO) district and community commercial (GR) district to community commercial (GR) district.

A 28,000 sq. ft. tract of land, more or less, out of Lot 1, River Place Center Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and,

Tract Two: From limited office (LO) district and community commercial (GR) district to limited office (LO) district and community commercial (GR) district.

Lot 1, River Place Center Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 86, Pages 196A-196C, of the Plat Records of Travis County, Texas; Save and Except the property described as Tract One in this ordinance,

locally known as 10815 FM 2222 Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on March 31, 2008.

PASSED AND APPROVED

_____, 2008 §
 §
 § _____
 Will Wynn
 Mayor

APPROVED: _____ **ATTEST:** _____
 David Allan Smith Shirley A. Gentry
 City Attorney City Clerk

EXHIBIT A
TRACT ONE
FIELD NOTES
PROPOSED ZONING BOUNDARY

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE WILLIAM BELL SURVEY NO. 802, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING A PORTION OF LOT 1, RIVER PLACE CENTER, A SUBDIVISION AS RECORDED IN BOOK 86, PAGES 196A-196C OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 1 BEING CONVEYED TO RIVER PLACE POINTE, L.P., A TEXAS LIMITED PARTNERSHIP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2005116100 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF REFERENCE at a ½" iron rod found at the intersection of the southwest right-of-way line of R.M Highway No. 2222 and the northwest right-of-way line of River Place Boulevard, said iron rod found also being the most easterly corner of the above described Lot 1, from which a ½" iron rod found on said southwest right-of-way line of R.M. Highway No. 2222 bears N50°51'55"W a distance of 205.49 feet, Thence, S51°09'36"W a distance of 173.81 feet to a point for the most easterly corner and POINT OF BEGINNING of the herein described tract;

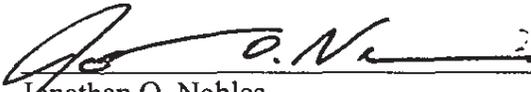
THENCE S39°08'05"W a distance of 160.00 feet to a point for the most southerly corner of this tract,

THENCE N50°51'55"W a distance of 175.00 feet to a point for the most westerly corner of this tract;

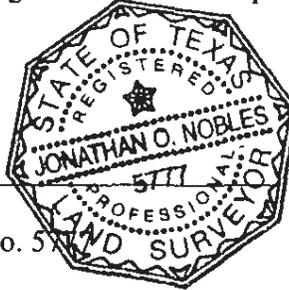
THENCE N39°08'05"E a distance of 160.00 feet to a point for the most northerly corner of this tract;

THENCE S50°51'55"E a distance of 175.00 feet to the POINT OF BEGINNING,
and containing 28,000 square feet of land, more or less.

I HEREBY CERTIFY that these notes were prepared by Terra Firma Land Surveying
from a survey made on the ground on November 7, 2007 under my supervision and are
true and correct to the best of my knowledge. A sketch accompanies this description.

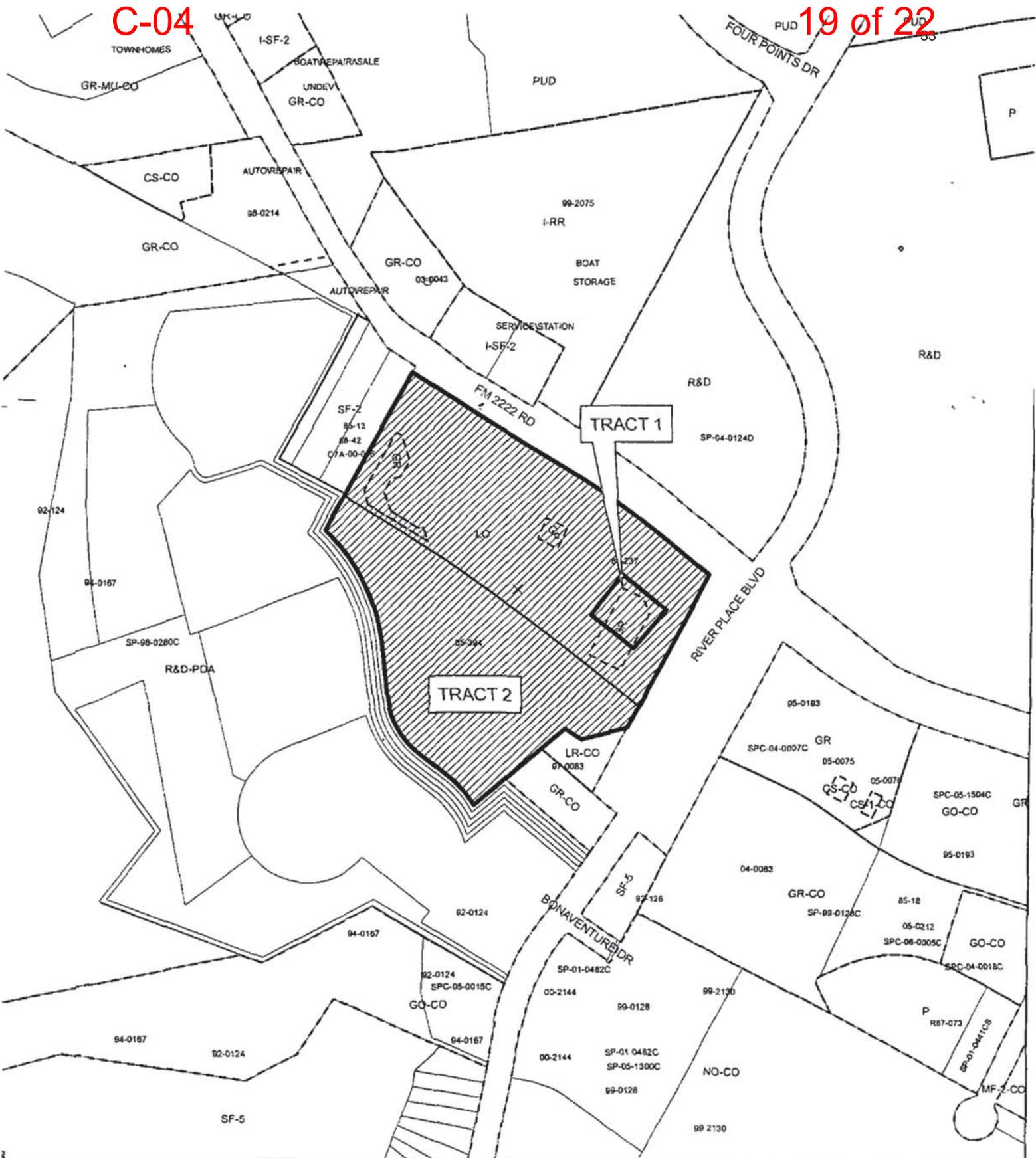


Jonathan O. Nobles
Registered Professional Land Surveyor No. 5111



1/11/2008
Date

Client: Aspen Properties
Date: January 11, 2008
WO No.: 0A434-002-00/503
FB: 590/55
File: J:\Projects\A434\002\Survey\A434-002.crd



ZONING EXHIBIT B

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE# C14-2008-0027
 ADDRESS 10815 FM 2222 RD
 SUBJECT AREA 21.08 ACRES
 GRID D33
 MANAGER J. ROUSSELIN



OPERATOR S MEEKS

1" = 400'

This map has been produced by G I S Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

EXHIBIT F - C14-2015-0122**ORDINANCE NO. 20131212-111**

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10819 FARM TO MARKET 2222 ROAD FROM COMMUNITY COMMERCIAL (GR) DISTRICT AND LIMITED OFFICE (LO) DISTRICT TO COMMUNITY COMMERCIAL -CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from community commercial (GR) district and limited office (LO) district to community commercial -conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2013-0109, on file at the Planning and Development Review Department, as follows:

Lot 7A, Resubdivision of Lot 1, River Place Center, Lot 1, Block A, Four Points South, and Lot 1, Block "A", River Place at 2222 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in in Document No. 200800201 of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 10819 Farm to Market 2222 Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,100 trips per day.
- B. Drive-in service use is prohibited as an accessory use to commercial uses on the Property.
- C. The following uses are prohibited uses of the Property:

Custom manufacturing

Alternative financial services

Automotive rentals
 Automotive sales
 Bail bond services
 Drop-off recycling collection facility
 Food sales
 General retail services (convenience)
 Off-site accessory parking
 Pedicab storage and dispatch

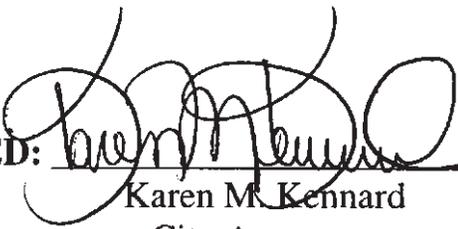
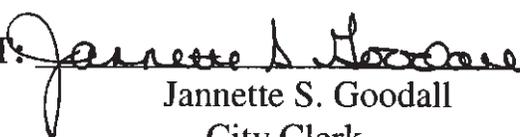
Automotive repair services
 Automotive washing (of any type)
 Commercial off-street parking
 Exterminating services
 Funeral services
 Guidance services
 Pawn shop services
 Service station

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on December 23, 2013.

PASSED AND APPROVED

December 12, 2013 §
 §
 §
 _____ Lee Leffingwell
 Mayor

APPROVED:  **ATTEST:** 
 Karen M. Kennard Jannette S. Goodall
 City Attorney City Clerk

